

SENIORS' HOUSING REPORT

British Columbia

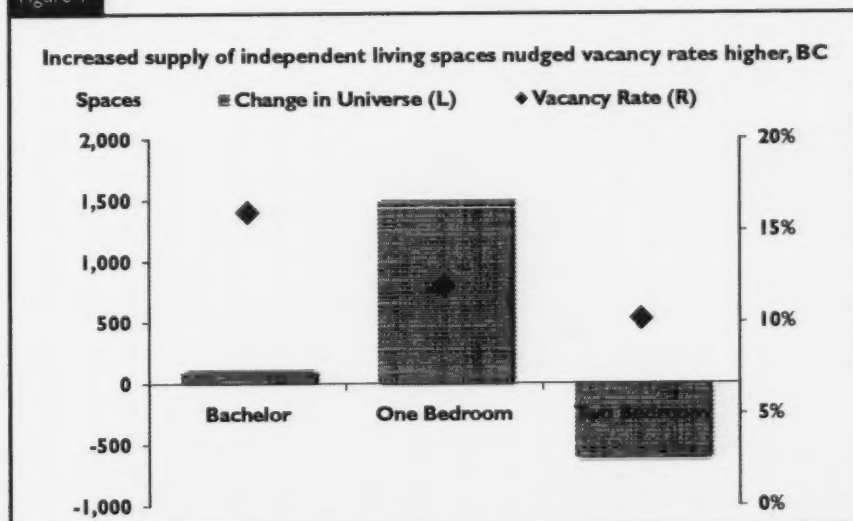
CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- An increase in the supply of independent living units, mostly in the Lower Mainland, nudged up the province's average vacancy rate to 12.6 per cent in 2012.
- Bachelor and one bedroom spaces accounted for all of the supply increase in independent living spaces in BC, while the number of two bedroom spaces declined during the past year.
- Provincially, the average rent for seniors' housing increased by just over three per cent to reach \$2,672 per month in 2012.
- Heavy care spaces are the most prevalent type of seniors housing in BC and most of these are housed in facilities that only provide heavy care for seniors.

Figure 1



Source: CMHC

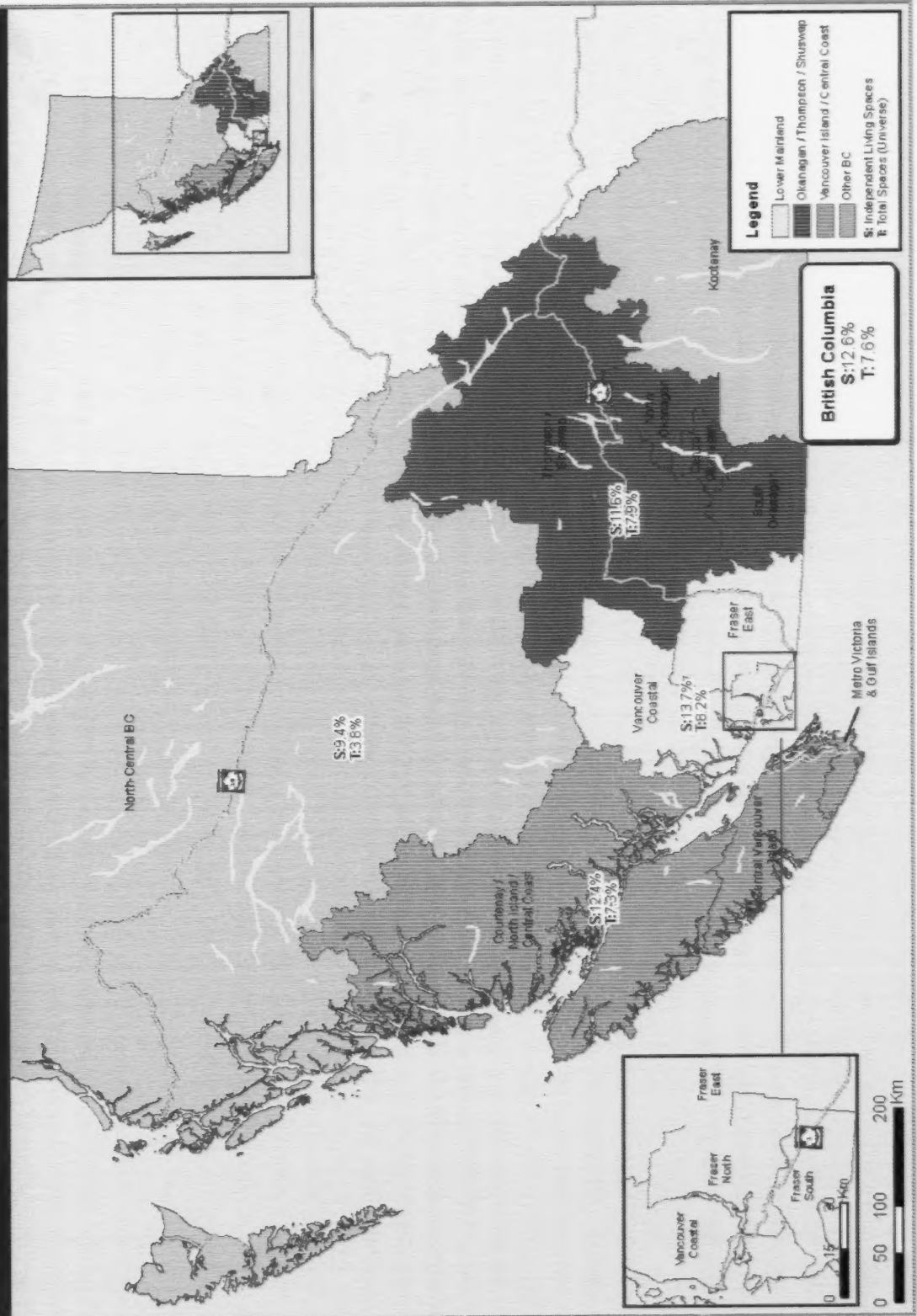
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Available only to CMHC Members, this report provides a comprehensive overview of the seniors' housing market in BC. For more information, visit www.cmhc.ca/housingmarketinformation.

British Columbia Vacancy Rate of Independent Living Spaces and Total (Universe) Spaces



Vacancy Rates

Increased Supply Moved Vacancy Rates Higher

An increase in the supply of independent living units nudged up British Columbia's average vacancy rate from 11.5 per cent in 2011 to 12.6 per cent in 2012. Independent living suites are found in complexes where the majority of the residents are aged 65 years or older, on-site meal services are provided, and the residents receive less than 1.5 hours of healthcare per day.¹ Since 2011, the number of independent living suites increased 6.8 per cent to reach 15,369 units in 2012. Overall, however, demand for seniors' housing remained strong as reflected by a year-over-year increase of 4.2 per cent in the number of residents living in seniors' housing complexes and a fairly flat capture rate² of about 8.2 per cent (see Table 1.4).

Higher Vacancy Rates Mostly in the Lower Mainland

The higher average vacancy rates for British Columbia's independent living units were mostly driven by increases in seniors' residences in the Lower Mainland. The Lower Mainland recorded average vacancy rates rise from 10.3 per cent to 13.7 per cent. In contrast, the Vancouver Island/Central Coast region experienced fairly flat vacancy rates and the Okanagan/Thompson/Shuswap region as well

Figure 2



Source: CMHC

as other parts of British Columbia saw lower vacancy rates in 2012 compared to 2011. Within the Lower Mainland, areas that had the highest increase in average vacancy rates were Fraser South and Vancouver Coastal (Table 1.1). These two areas also account for the majority of independent living units in the Lower Mainland and most of the increase in supply since 2011. This increase in supply was likely a pre-emptive response to a potential increase in demand – the populations of seniors aged 75 years old and above have grown significantly over the past few years and are now the largest in the Fraser South and Vancouver Coastal areas.³ Since bachelor and one bedroom spaces accounted for all of the supply increase in independent living spaces in BC, the higher vacancy rates observed for these unit types

compared to a year ago come at little surprise. The universe of two bedroom spaces declined during the past year in BC (Table 2.2).

Higher Demand for Heavy Care Spaces⁴

Demand for heavy care spaces in British Columbia has increased across the region as evidenced by lower average vacancy rates and higher average rents for such facilities. Average vacancy rates in British Columbia for heavy care spaces declined to 8.2 per cent in 2012 from 12.1 per cent in 2011. Over the same period, average rents rose 4.4 per cent to \$5,525 per month for the province (Table 1.3). Increased demand for heavy care spaces is consistent with the ever-growing aging population in British Columbia. The need for

¹ CMHC's survey excludes independent living suites that do not provide on-site meal services.

² Capture rate is the share of British Columbia's population aged 75 or older living in seniors' housing of all types. This includes independent living suites, heavy care units, respite beds, and subsidized units.

³ BC Statistics

⁴ A heavy care space is defined as a space where the residence provides 1.5 hours or more of healthcare per day to the resident. The universe of heavy care spaces in the optional tables of this report includes spaces in heavy care facilities that do not also have independent living suites. Spaces in such facilities, however, are omitted from Tables 1.1 through 3.1.

medical attention generally increases with age.

Among the regions within British Columbia, average rents for heavy care spaces increased the most in the Vancouver Island/Central Coast region. Average rents increased almost six per cent in the Vancouver Island/Central Coast region compared to a growth of just over four per cent in the Lower Mainland. Average rents in the Okanagan/Thompson/Shuswap region remained flat in 2012 compared to 2011.

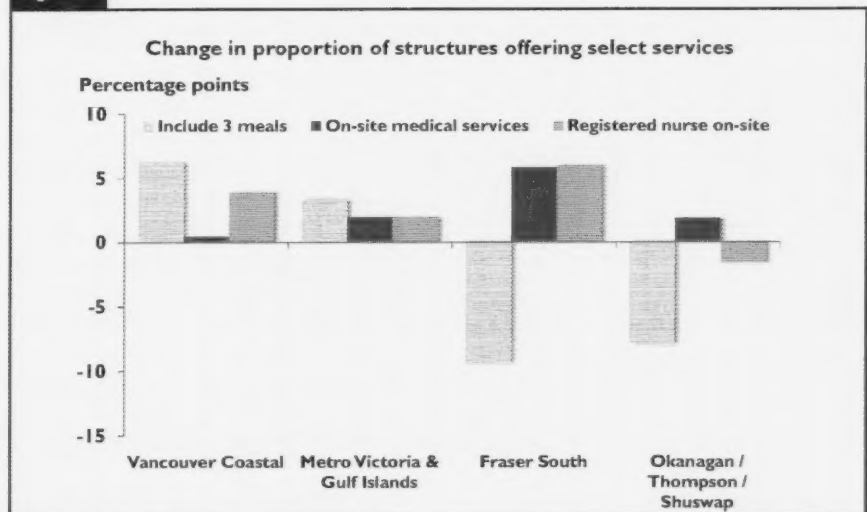
Independent Living Rents

Average Rent Increase Modest for Most Areas

In British Columbia, the average rent for seniors' housing increased just over three per cent from \$2,587 in 2011, to reach \$2,672 per month in 2012. In most areas of BC, rent increases were less than three per cent, except for the Vancouver Coastal and Metro Victoria and Gulf Islands areas. Vancouver Coastal had a year-over-year increase of eight per cent and rents in Metro Victoria and Gulf Islands increased five per cent.

Not only do higher land costs in the Vancouver Coastal and Metro Victoria and Gulf Islands areas contribute to a higher cost structure, but the services and amenities offered by seniors' housing facilities also tend to be more comprehensive in these centres than those offered by most facilities in smaller centres. A larger share of facilities in both major centres are offering amenities like on-site medical services, a registered nurse on-site, and exercise facilities, in 2012 compared to just one year ago. At

Figure 3



Source: CMHC

the same time, the share of facilities for which rent includes three meals per day has also increased over the past year.

In regions where rent increases have been modest, the increase in amenities, such as on-site medical services and a registered nurse, has been balanced with a reduction in the number of meals included in rent. Fraser South and Okanagan/Thompson/Shuswap, for instance, both saw the share of facilities with rents including three meals per day decline while the share of facilities offering on-site medical services increased over the past year.

Lowest Rent Range has Highest Vacancy Rate

Vacancy rates are highest in BC for independent living suites in the less than \$1,900 rent range (Table 1.2). Independent living suites offered in this rent range are likely older and have very basic amenities. As well, being private pay spaces, these spaces capture those seniors who have limited financial means and

were unable to secure a government subsidized or funded space. Vacancy rates for spaces offered in the higher rent ranges are significantly lower. In fact, independent living spaces offered in the \$1,900 to \$2,399 rent range have the lowest vacancy rates, followed by those in the \$2,900 and more rent range. Vacancy rates by rent ranges in Vancouver Island/Central Coast mirror the pattern in BC; Lower Mainland, on the other hand, has a similar pattern except vacancy rates are the lowest for independent living spaces in the top rent range.

The majority of independent living units in the Lower Mainland and Vancouver Island/Central Coast are offered in the \$2,400 and above rent ranges. Close to 68 per cent of independent living units in the Lower Mainland command \$2,400 or more in rent; nearly three-quarters of such units in Vancouver Island/Central Coast are in the \$2,400 and above rent ranges. As discussed earlier, both a broader range of amenities as well as generally higher prices in major centres contribute to a higher cost structure for facilities in these major

centres. In contrast, the majority of independent living units in the Okanagan/Thompson/Shuswap area as well as in other parts of BC are offered in the less than \$2,400 rent range.

Seniors' Housing Universe

Heavy Care Spaces Most Prevalent Type of Seniors Housing in BC

In British Columbia, heavy care spaces account for approximately 60 per cent of seniors housing which includes an assortment of independent living spaces, heavy care spaces, respite beds, and subsidized spaces (Optional Table 5). The majority of these are housed in facilities that only provide heavy care for seniors. Providing heavy care for seniors is both capital- and labour-intensive. By concentrating solely on heavy care, facilities can spread out their fixed costs more thinly and minimize their overall per unit operating costs.

Lower Mainland has Largest Share of Seniors' Housing

The Lower Mainland accounts for approximately 46 per cent of all seniors' housing units in BC and the Vancouver Island / Central Coast accounts for another 25 per cent. The remainder is split among Okanagan/Thompson/Shuswap and other parts of BC. The Lower Mainland and the Vancouver Island/ Central Coast have a large population of seniors. Together, the two regions accounted for approximately about three-quarters of all seniors in BC.

Smaller unit types, including bachelor and one bedroom spaces, were the most common type of independent living spaces in every region of the province, making up nearly 88 per cent of all independent living spaces available to BC's seniors' population. The number of two bedroom spaces declined during the past year to 1,895 from 2,507. As of February 2012, there were 15,369 independent living suites located in seniors' housing complexes in the province.

Spotlight on...

Seniors in the Lower Mainland¹

People in the 75 years or older age cohort are more likely than those in younger age cohorts to move into housing facilities for seniors. According to Census 2011, there were about 168,220 people living in the Lower Mainland who were 75 years old or older, up 15.6 per cent since Census 2006. The growth rate of the population of seniors aged 75 years or older from Census 2001 to Census 2006 was lower at 12.8 per cent. This higher rate of growth in the population of seniors will likely persist over the next decade or two as baby boomers move up to the next age cohort. In 2011, approximately 195,900 people in the Lower Mainland were in the 65 to 74 age cohort and another 341,745 were in the 54 to 64 age cohort.² There were about 156,350 and 258,945 in the respective age cohorts back in 2006.³

Aging of the existing population was one factor contributing to this growth, but because population growth in the Lower Mainland has been mostly driven by migration, the influx of older migrants was another factor of growth in the population of seniors. Over the period 2001 – 2010, the Lower Mainland received an average of over one thousand immigrants⁴ per year who were 65 years old or older. When one considers immigrants who were between 45 and 64 years old as well, the annual average intake of immigrants rises to over six thousand people for the

Figure i

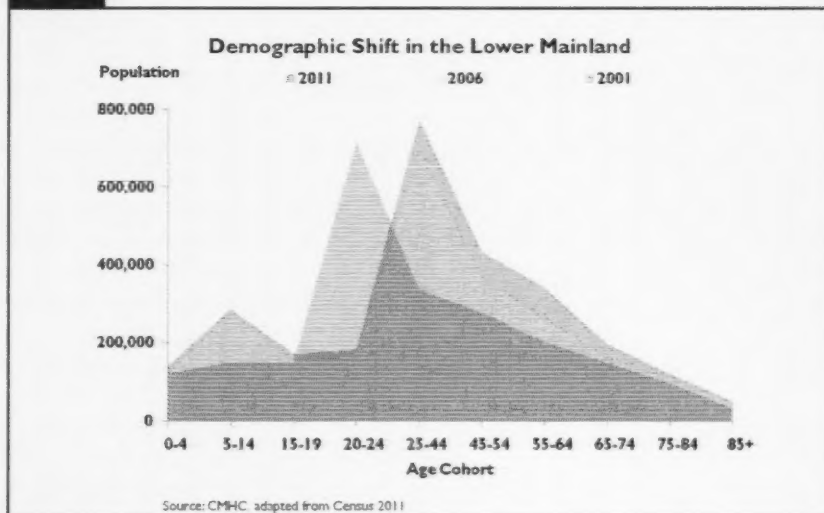
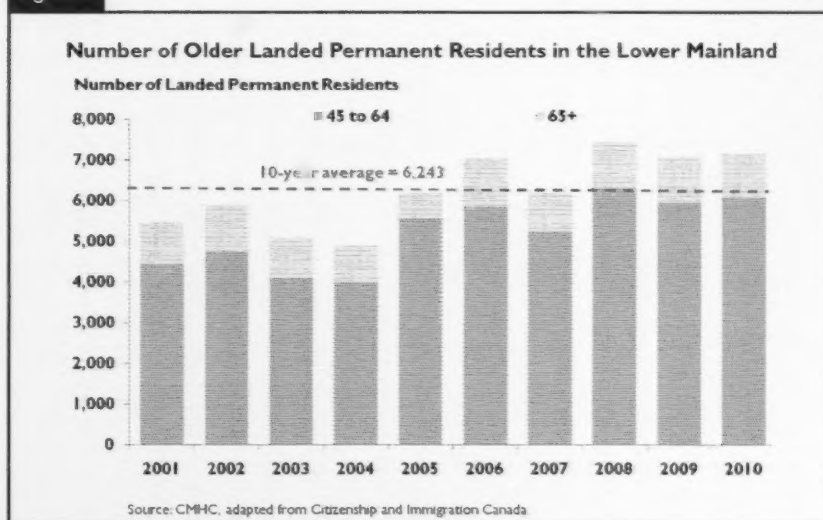


Figure ii



¹ Vancouver CMA and Abbotsford CMA

² Census 2011, Statistics Canada

³ Census 2006, Statistics Canada

⁴ Landed Permanent Residents

Lower Mainland. The majority of these immigrants were from the Asia-Pacific region.⁵ Of course, besides immigrants from other countries, the Lower Mainland has also been attracting migrants from other parts of the country as well as other parts of the province. However, age details on inter- and intra-provincial migrants to the Lower Mainland are not available at this time.

Within the Lower Mainland, Fraser East has the highest concentration of seniors (7.1 per cent) aged 75 years or older even though the population is the smallest in absolute terms. Vancouver Coastal and Fraser South have the largest populations of seniors who were 75 years or older. In terms of an increase in the number of seniors who were 75 years or older, Fraser North pulled ahead of both Vancouver Coastal and Fraser South during the period 2006 – 2011. Fraser North had an 8,130 increase in the 75-plus population whereas Vancouver Coastal and Fraser South registered an increase of 8,005 and 5,025, respectively. During the 2001 – 2006 period, Fraser North had a shrinkage in its population of seniors aged 75 years or older.⁶ Fraser North not only has a large number of condominium apartments built over the past few years but it also has a well-connected mass transit network. As seniors age, they become more likely to move out of their single-detached homes and to downsize, often to apartments.

Figure iii

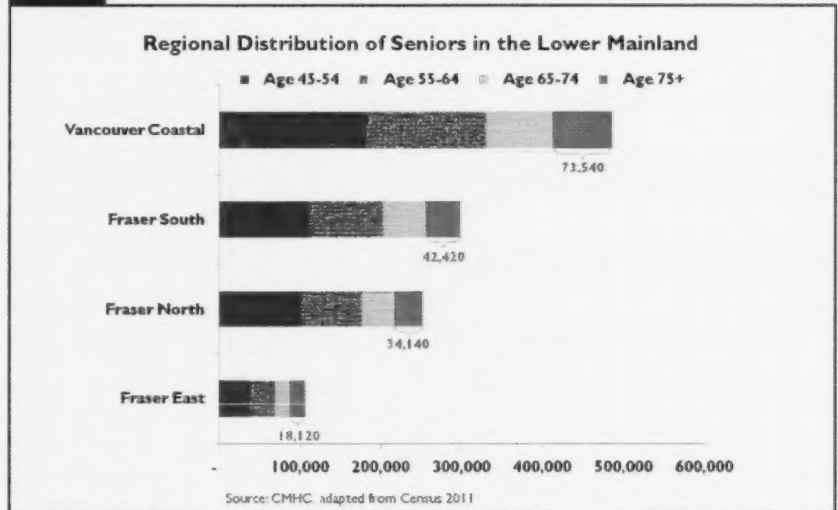
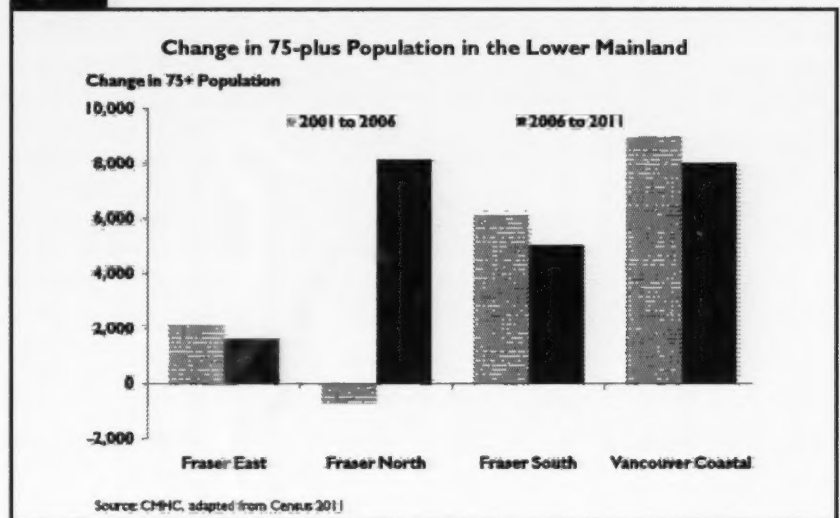


Figure iv



⁵ Citizenship and Immigration Canada.

⁶ Census 2011, Statistics Canada

Primary Geography	Intermediate Geography	Regional Districts	CAs/CMA's
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford-Mission CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regional District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island/ Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan/Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

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1.1 Vacancy Rates (%) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2011	2012	2011	2012	2011	2012	2011	2012
Lower Mainland	12.4 a	17.4 a	9.2 a	12.7 a	11.9 a	12.0 a	10.3 a	13.7 a
Fraser East	16.1 a	14.2 a	10.0 a	12.7 a	23.7 a	20.8 a	13.8 a	14.6 a
Abbotsford/Mission	**	**	11.9 a	10.1 a	33.3 a	16.2 a	18.1 a	13.3 a
Chilliwack/Hope/Agassiz	10.1 a	7.9 a	6.2 a	18.1 a	12.5 a	26.0 a	8.8 a	16.2 a
Fraser North	20.8 a	23.4 a	12.7 a	14.1 a	6.3 a	9.4 a	14.4 a	16.0 a
Burnaby	17.5 a	16.9 a	10.5 a	9.1 a	**	**	12.7 a	11.9 a
Coq/Pt.Coq/Pt.Moody	34.8 a	41.3 a	6.3 a	14.8 a	**	9.8 a	12.0 a	17.8 a
Maple Ridge/Pitt Meadows	**	**	26.1 a	24.0 a	**	**	26.9 a	27.5 a
New Westminster	**	**	**	**	**	**	**	**
Fraser South	12.5 a	27.6 a	7.9 a	10.7 a	7.1 a	4.1 a	8.7 a	13.4 a
Langley	**	9.0 a	6.0 a	20.3 a	13.7 a	9.3 a	6.8 a	17.4 a
Surrey/Delta	7.3 a	29.8 a	5.9 a	3.4 a	2.9 a	0.0 a	5.8 a	12.6 a
White Rock/S. Surrey	22.1 a	37.6 a	10.2 a	6.5 a	6.7 a	3.3 a	12.0 a	10.4 a
Vancouver Coastal	3.5 a	4.9 a	7.1 a	13.9 a	7.9 a	16.5 a	6.2 a	11.7 a
Vancouver	2.8 a	5.6 a	4.0 a	16.2 a	9.1 a	18.3 a	3.8 a	12.8 a
Richmond	**	**	**	**	**	**	**	**
North/West Vancouver	**	**	**	1.7 a	**	13.6 a	1.7 c	3.8 a
Coastal Vancouver	—	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	13.9 a	15.0 a	12.5 a	12.0 a	9.1 a	10.4 a	12.3 a	12.4 a
Metro Victoria & Gulf Islands	16.1 a	17.1 a	10.1 a	11.7 a	10.7 a	11.4 a	11.4 a	12.6 a
Saanich, Peninsula & Gulf Islands	18.5 a	23.2 a	16.0 a	14.1 a	16.0 a	17.2 a	16.4 a	16.1 a
Victoria / Esq. /Oak Bay / V. Royal	14.9 a	14.1 a	6.5 a	11.3 a	4.6 a	4.6 a	8.4 a	11.2 a
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	11.1 a	15.9 a	16.3 a	14.6 a	8.4 a	11.6 a	14.3 a	14.5 a
Duncan/Cowichan	**	**	6.5 a	4.5 a	**	**	6.1 a	4.1 a
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	—	—	**	**
Nanaimo	14.5 a	25.7 a	20.7 a	17.6 a	10.7 a	12.6 a	18.1 a	18.2 a
Courtenay/ North Island/ Central Coast	**	0.0 a	**	**	**	**	11.6 a	1.4 a
Okanagan/ Thompson/ Shuswap	13.9 a	15.2 a	11.1 a	10.6 a	11.6 a	9.8 a	11.9 a	11.6 a
Central Okanagan	9.5 a	12.3 a	8.9 a	6.5 a	16.5 a	12.1 a	10.0 a	8.1 a
North Okanagan	12.6 a	8.1 a	10.9 a	1.4 a	2.5 a	2.2 a	10.1 a	4.9 a
South Okanagan	23.6 a	39.0 a	12.4 a	19.0 a	6.9 a	8.3 a	13.6 a	20.7 a
Thompson/ Shuswap	15.2 a	15.0 a	14.5 a	13.6 a	19.3 a	14.8 a	15.3 a	14.1 a
Other BC	21.3 a	11.4 a	16.2 a	11.0 a	1.8 a	0.0 a	14.9 a	9.4 a
British Columbia	13.5 a	16.0 a	11.0 a	12.0 a	10.4 a	10.2 a	11.5 a	12.6 a

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

1.2 Vacancy Rates (%) of Independent Living Spaces¹ by Rent Range (\$) British Columbia

Centre	Less than \$1,900		\$1,900 - \$2,399		\$2,400 - \$2,899		\$2,900 and more		Total where rents are known	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Lower Mainland	12.3 a	17.5 a	14.2 a	12.2 a	11.6 a	19.6 a	7.2 a	9.9 a	10.3 a	13.8 a
Fraser East	6.4 a	5.7 a	13.2 a	6.9 a	16.2 a	**	**	21.3 a	13.8 a	14.6 a
Abbotsford/Mission	**	**	23.4 a	10.1 a	20.7 a	**	**	**	18.1 a	13.3 a
Chilliwack/Hope/Agassiz	6.9 a	8.7 a	7.1 a	4.3 a	**	**	**	**	8.8 a	16.2 a
Fraser North	21.1 a	22.8 a	26.0 a	22.9 a	16.6 a	13.9 a	4.1 a	11.0 a	14.4 a	16.0 a
Burnaby	16.7 a	16.1 a	**	**	**	**	**	**	12.7 a	11.9 a
Coq/PtCoq/PtMoody	**	**	**	8.8 a	**	11.0 a	**	16.3 a	12.0 a	17.8 a
Maple Ridge/Pitt Meadows	**	**	**	**	**	**	**	**	26.9 a	27.5 a
New Westminster	—	—	**	**	**	**	**	**	**	**
Fraser South	12.3 a	35.2 a	12.1 a	16.6 a	6.3 a	19.7 a	9.3 a	4.1 a	8.7 a	13.4 a
Langley	—	**	15.0 a	**	3.6 a	24.8 a	10.3 a	6.2 a	6.8 a	17.4 a
Surrey/Delta	3.9 a	**	7.7 a	7.4 a	2.9 a	6.8 a	8.0 a	0.0 a	5.8 a	12.6 a
White Rock/S. Surrey	**	**	18.5 a	24.7 a	12.2 a	22.5 a	9.6 a	5.1 a	12.0 a	10.4 a
Vancouver Coastal	8.8 a	11.0 a	10.1 a	3.1 a	10.4 a	32.9 a	4.2 a	12.8 a	6.2 a	11.9 a
Vancouver	1.3 a	2.1 a	**	3.7 b	1.8 a	**	5.3 a	18.6 a	3.8 a	13.0 a
Richmond	**	**	**	**	**	**	**	**	**	**
North/West Vancouver	—	—	—	—	—	—	1.7 c	3.8 a	1.7 c	3.8 a
Vancouver Coastal	**	**	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	15.3 a	16.2 a	11.8 a	7.8 a	11.8 a	12.2 a	12.5 a	13.5 a	12.4 a	12.4 a
Metro Victoria & Gulf Islands	13.8 a	7.5 a	10.8 a	7.5 a	6.2 a	14.9 a	14.3 a	14.0 a	11.4 a	12.6 a
Saanich, Peninsula & Gulf Islands	**	**	0.7 a	8.3 a	12.0 a	14.2 a	21.1 a	18.2 a	16.4 a	16.1 a
Victoria / Esq. /Oak Bay / V. Royal	13.9 a	**	27.1 a	12.9 a	3.9 a	16.2 a	2.2 a	8.6 a	8.4 a	11.2 a
West Shore	**	**	**	**	**	**	—	—	**	**
Central Vancouver Island	17.0 a	23.7 a	14.7 a	10.1 a	15.9 a	12.2 a	7.8 a	15.0 a	14.3 a	14.5 a
Duncan/Cowichan	**	9.5 a	**	**	**	**	**	**	6.1 a	4.1 a
Parksville/Qualicum	—	—	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	—	—	—	**	**
Nanaimo	**	**	17.5 a	11.3 a	19.4 a	15.4 a	11.3 a	19.1 a	18.1 a	18.2 a
Courtenay/ North Island/ Central Coast	—	**	**	**	**	**	**	1.2 a	12.8 c	1.4 a
Okanagan/ Thompson/ Shuswap	14.3 a	19.5 a	14.9 a	9.0 a	6.3 a	8.6 a	12.2 a	7.3 a	11.9 a	11.8 a
Central Okanagan	11.1 a	9.0 a	10.6 a	9.1 a	6.4 a	5.6 a	15.4 a	11.8 a	10.0 a	8.1 a
North Okanagan	11.1 a	5.5 b	16.5 a	9.9 b	6.0 a	2.9 c	0.0 a	**	10.1 a	5.5 b
South Okanagan	12.7 a	32.1 a	26.5 a	13.6 a	3.4 a	7.0 a	9.9 a	7.5 a	13.6 a	20.7 a
Thompson/ Shuswap	27.3 a	30.6 a	13.6 a	4.9 a	8.1 a	17.0 a	14.9 a	0.0 a	15.3 a	14.1 a
Other BC	9.6 a	13.7 a	19.4 a	10.4 a	7.6 a	0.0 a	14.3 a	**	14.9 a	9.4 a
British Columbia	13.4 a	17.8 a	14.6 a	9.9 a	10.2 a	13.6 a	9.4 a	10.9 a	11.5 a	12.7 a

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

**1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces
British Columbia**

Centre	Vacancy Rate		Average Rent	
	2011	2012	2011	2012
Lower Mainland	10.4 a	7.9 a	5,394 a	5,626 a
Fraser East	**	**	**	**
Fraser North	**	**	**	**
Fraser South	8.3 a	3.7 a	5,480 a	5,565 a
Vancouver Coastal	2.9 b	9.9 a	6,047 a	6,361 a
Vancouver Island/ Central Coast	13.0 a	6.9 a	5,299 a	5,611 a
Metro Victoria & Gulf Islands	6.6 a	5.0 a	5,413 a	5,747 a
Central Vancouver Island	12.9 a	11.4 a	4,997 a	5,259 a
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	16.3 a	14.6 a	4,789 a	4,758 a
Other BC	**	**	**	**
British Columbia	12.1 a	8.2 a	5,290 a	5,525 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ¹	Capture Rate ² (%)
		2011	2012				
Lower Mainland	12,892	6.1 a	8.2 a	122	12,431 a	182,257	6.8
Fraser East	2,134	8.1 a	8.6 a	20	2,045 a	20,639	9.9
Abbotsford/Mission	1,369	9.3 a	7.3 a	8	1,334 a		
Chilliwack/Hope/Agassiz	765	5.9 a	11.0 a	12	711 a		
Fraser North	2,675	10.2 a	10.6 a	26	2,509 a	35,343	7.1
Fraser South	4,209	5.2 a	7.7 a	35	4,117 a	52,336	7.9
Langley	981	4.8 a	13.4 a	10	894 a		
Surrey/Delta	1,568	2.6 a	6.4 a	13	1,547 a		
White Rock/S. Surrey	1,660	7.7 a	5.5 a	12	1,676 a		
Vancouver Coastal	3,874	3.4 a	6.9 a	41	3,760 a	73,939	5.1
Vancouver Island/ Central Coast	7,088	7.9 a	7.3 a	83	6,948 a	71,782	9.7
Metro Victoria & Gulf Islands	3,799	7.7 a	8.1 a	45	3,730 a	33,236	11.2
Central Vancouver Island	2,670	7.8 a	7.5 a	30	2,577 a	25,644	10.0
Courtenay/ North Island/ Central Coast	619	9.5 a	1.6 a	8	641 a	12,902	5.0
Okanagan/ Thompson/ Shuswap	5,914	8.1 a	7.9 a	82	5,834 a	50,679	11.5
Central Okanagan	2,217	6.8 a	5.7 a	24	2,272 a	17,053	13.3
North Okanagan	932	7.1 a	3.3 a	14	958 a	8,008	12.0
South Okanagan	1,528	7.2 a	11.6 a	19	1,428 a	11,296	12.6
Thompson/ Shuswap	1,237	12.5 a	10.6 a	25	1,176 a	14,322	8.2
Other BC	2,187	6.5 a	3.8 a	43	2,151 a	29,265	7.4
British Columbia	28,081	7.1 a	7.6 a	330	27,365 a	333,983	8.2

¹ Source: Current Population Estimates, P.E.O.P.I.E. 35, BC Statistics

² The capture rate is the proportion of the population aged 75 and over living in the survey universe.

2.1 Universe of Total Spaces by Unit Type**British Columbia**

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,808	6,283	801	12,892
Fraser East	998	929	207	2,134
Fraser North	1,182	1,366	127	2,675
Fraser South	1,863	2,055	291	4,209
Vancouver Coastal	1,765	1,933	176	3,874
Vancouver Island/ Central Coast	3,037	3,549	502	7,088
Metro Victoria & Gulf Islands	1,344	2,157	298	3,799
Central Vancouver Island	1,420	1,103	147	2,670
Courtenay/ North Island/ Central Coast	273	289	57	619
Okanagan/ Thompson/ Shuswap	2,447	2,985	482	5,914
Central Okanagan	797	1,238	182	2,217
North Okanagan	509	332	91	932
South Okanagan	698	711	119	1,528
Thompson/ Shuswap	443	704	90	1,237
Other BC	1,041	1,006	140	2,187
British Columbia	12,333	13,823	1,925	28,081

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.2 Universe by Unit Type British Columbia				
Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,808	6,283	801	12,892
Independent Living Spaces ¹	1,584	4,537	801	6,922
Non-Market Spaces(Independent Living)	762	1,713	-	2,475
Heavy Care Spaces	3,454	24	-	3,478
All Other Spaces	8	3	-	11
Unknown Spaces	-	6	-	6
Fraser East	998	929	207	2,134
Independent Living Spaces ¹	218	646	207	1,071
Non-Market Spaces(Independent Living)	43	283	-	326
Heavy Care Spaces	737	-	-	737
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser North	1,182	1,366	127	2,675
Independent Living Spaces ¹	389	1,145	127	1,661
Non-Market Spaces(Independent Living)	179	221	-	400
Heavy Care Spaces	608	-	-	608
All Other Spaces	6	-	-	6
Unknown Spaces	-	-	-	-
Fraser South	1,863	2,055	291	4,209
Independent Living Spaces ¹	463	1,487	291	2,241
Non-Market Spaces(Independent Living)	211	548	-	759
Heavy Care Spaces	1,188	11	-	1,199
All Other Spaces	1	3	-	4
Unknown Spaces	-	6	-	6
Vancouver Coastal	1,765	1,933	176	3,874
Independent Living Spaces ¹	514	1,259	176	1,949
Non-Market Spaces(Independent Living)	329	661	-	990
Heavy Care Spaces	921	13	-	934
All Other Spaces	1	-	-	1
Unknown Spaces	-	-	-	-
Vancouver Island/ Central Coast	3,037	3,549	502	7,088
Independent Living Spaces ¹	747	2,651	492	3,890
Non-Market Spaces(Independent Living)	460	892	10	1,362
Heavy Care Spaces	1,830	4	-	1,834
All Other Spaces	-	2	-	2
Unknown Spaces	-	-	-	-
Metro Victoria & Gulf Islands	1,344	2,157	298	3,799
Independent Living Spaces ¹	427	1,610	290	2,327
Non-Market Spaces(Independent Living)	159	541	8	708
Heavy Care Spaces	758	4	-	762
All Other Spaces	-	2	-	2
Unknown Spaces	-	-	-	-
Central Vancouver Island	1,420	1,103	147	2,670
Independent Living Spaces ¹	246	876	147	1,269
Non-Market Spaces(Independent Living)	238	227	-	465
Heavy Care Spaces	936	-	-	936
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable - No units exist in universe for this category

2.2 Universe by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Courtenay/ North Island/ Central Coast	273	289	57	619
Independent Living Spaces ¹	74	165	55	294
Non-Market Spaces(Independent Living)	63	124	2	189
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,447	2,985	482	5,914
Independent Living Spaces ¹	896	2,310	470	3,676
Non-Market Spaces(Independent Living)	339	673	12	1,024
Heavy Care Spaces	1,199	1	-	1,200
All Other Spaces	-	1	-	1
Unknown Spaces	13	-	-	13
Central Okanagan	797	1,238	182	2,217
Independent Living Spaces ¹	244	1,047	182	1,473
Non-Market Spaces(Independent Living)	68	190	-	258
Heavy Care Spaces	472	-	-	472
All Other Spaces	-	1	-	1
Unknown Spaces	13	-	-	13
North Okanagan	509	332	91	932
Independent Living Spaces ¹	309	210	91	610
Non-Market Spaces(Independent Living)	54	122	-	176
Heavy Care Spaces	146	-	-	146
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
South Okanagan	698	711	119	1,528
Independent Living Spaces ¹	123	547	109	779
Non-Market Spaces(Independent Living)	158	164	10	332
Heavy Care Spaces	417	-	-	417
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Thompson/ Shuswap	443	704	90	1,237
Independent Living Spaces ¹	220	506	88	814
Non-Market Spaces(Independent Living)	59	197	2	258
Heavy Care Spaces	164	1	-	165
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Other BC	1,041	1,006	140	2,187
Independent Living Spaces ¹	149	600	132	881
Non-Market Spaces(Independent Living)	280	406	8	694
Heavy Care Spaces	612	-	-	612
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
British Columbia	12,333	13,823	1,925	28,081
Independent Living Spaces ¹	3,376	10,098	1,895	15,369
Non-Market Spaces(Independent Living)	1,841	3,684	30	5,555
Heavy Care Spaces	7,095	29	-	7,124
All Other Spaces	8	6	-	14
Unknown Spaces	13	6	-	19

¹ Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable - No units exist in universe for this category

2.3 Universe of Independant Living Spaces¹ by Rent Range (\$) British Columbia

Centre	Less than \$1,900	\$1,900 - \$2,399	\$2,400 - \$2,899	\$2,900 and more
	% of Total ²	% of Total ²	% of Total ²	% of Total ²
Lower Mainland	18.3 a	13.8 a	22.2 a	45.7 a
Fraser East	32.6 a	19.0 a	**	**
Fraser North	22.2 a	12.3 a	**	**
Fraser South	10.5 a	12.7 a	28.3 a	48.5 a
Vancouver Coastal	16.1 a	13.5 a	3.6 a	66.8 a
Vancouver Island/ Central Coast	10.3 a	16.9 a	31.0 a	41.7 a
Okanagan/ Thompson/ Shuswap	29.4 a	32.7 a	**	**
Central Okanagan	18.8 a	34.3 a	35.3 a	11.5 a
North Okanagan	47.0 a	24.2 a	**	**
South Okanagan	46.3 a	30.3 a	14.8 a	8.6 a
Thompson/ Shuswap	20.9 a	37.7 a	34.8 a	6.6 a
Other BC	23.3 a	53.2 a	**	**
British Columbia	19.2 a	21.3 a	25.8 a	33.7 a

Figures exclude semi-private and ward units.

¹ Nationally these are referred to as Standard Spaces.

² % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available¹
by Structure Size
British Columbia

Centre	Meals				On-Site Medical Services	Registered Nurse onsite ¹	24-hour call bell	Pharmacy
	Optional	# Included in rent						
		1	2	3				
Lower Mainland	0.0 b	9.9 a	38.2 a	51.9 a	38.1 a	23.2 a	94.3 a	4.9 a
10 - 49	0.0 b	11.1 a	18.4 a	70.5 a	14.8 a	3.7 a	85.2 a	0.0 b
50 - 89	0.0 b	10.3 d	60.1 a	29.7 a	30.0 a	17.2 d	90.1 a	0.0 b
90 or more	0.0 b	9.3 a	36.1 a	54.6 a	51.6 a	34.3 a	100.0 a	9.3 a
Fraser East	0.0 a	20.0 a	30.0 a	50.0 a	30.0 a	20.0 a	90.0 a	10.0 a
10 - 49	0.0 a	0.0 a	14.3 a	85.7 a	14.3 a	14.3 a	85.7 a	0.0 a
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0 a	33.3 a	33.3 a	33.3 a	44.4 a	22.2 a	100.0 a	22.2 a
Fraser North	0.0 a	0.0 a	46.2 a	53.8 a	30.8 a	15.4 a	92.3 a	7.7 a
10 - 49	0.0 a	0.0 a	28.6 a	71.4 a	14.3 a	0.0 a	85.7 a	0.0 a
50 - 89	0.0 a	0.0 a	83.3 a	16.7 a	16.7 a	0.0 a	83.3 a	0.0 a
90 or more	0.0 a	0.0 a	38.5 a	61.5 a	46.2 a	30.8 a	100.0 a	15.4 a
Fraser South	0.0 b	++	41.6 a	52.4 a	47.0 a	29.5 d	100.0 a	5.7 a
10 - 49	++	19.6 d	++	80.4 a	19.6 d	++	100.0 a	++
50 - 89	++	++	++	++	++	++	100.0 a	++
90 or more	0.0 c	0.0 c	48.1 a	51.9 a	52.4 a	34.4 a	100.0 a	8.5 a
Vancouver Coastal	0.0 a	14.6 a	34.1 a	51.2 a	39.0 a	24.4 a	92.7 a	0.0 a
10 - 49	0.0 a	25.0 a	25.0 a	50.0 a	12.5 a	0.0 a	75.0 a	0.0 a
50 - 89	0.0 a	7.1 a	57.1 a	35.7 a	28.6 a	14.3 a	92.9 a	0.0 a
90 or more	0.0 a	15.8 a	21.1 a	63.2 a	57.9 a	42.1 a	100.0 a	0.0 a
Vancouver Island/ Central Coast	0.0 a	13.3 a	33.7 a	53.0 a	21.7 a	19.3 a	94.0 a	3.6 a
10 - 49	0.0 a	20.6 a	35.3 a	44.1 a	14.7 a	11.8 a	85.3 a	0.0 a
50 - 89	0.0 a	0.0 a	29.4 a	70.6 a	17.6 a	5.9 a	100.0 a	0.0 a
90 or more	0.0 a	12.5 a	34.4 a	53.1 a	31.3 a	34.4 a	100.0 a	9.4 a
Metro Victoria & Gulf Islands	0.0 a	11.1 a	35.6 a	53.3 a	17.8 a	17.8 a	95.6 a	0.0 a
10 - 49	0.0 a	12.5 a	50.0 a	37.5 a	12.5 a	12.5 a	87.5 a	0.0 a
50 - 89	0.0 a	0.0 a	33.3 a	66.7 a	16.7 a	8.3 a	100.0 a	0.0 a
90 or more	0.0 a	17.6 a	23.5 a	58.8 a	23.5 a	29.4 a	100.0 a	0.0 a
Central Vancouver Island	0.0 a	16.7 a	30.0 a	53.3 a	30.0 a	20.0 a	90.0 a	10.0 a
10 - 49	0.0 a	28.6 a	21.4 a	50.0 a	21.4 a	7.1 a	78.6 a	0.0 a
50 - 89	0.0 a	0.0 a	0.0 a	100.0 a	25.0 a	0.0 a	100.0 a	0.0 a
90 or more	0.0 a	8.3 a	50.0 a	41.7 a	41.7 a	41.7 a	100.0 a	25.0 a
Courtenay/ North Island/ Central Coast	0.0 a	12.5 a	37.5 a	50.0 a	12.5 a	25.0 a	100.0 a	0.0 a
10 - 49	0.0 a	25.0 a	25.0 a	50.0 a	0.0 a	25.0 a	100.0 a	0.0 a
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	0.0 b	10.0 c	36.9 a	53.1 a	25.9 a	17.4 a	89.0 a	1.2 a
10 - 49	0.0 b	5.7 a	36.9 a	57.4 a	20.0 a	14.5 c	77.4 a	0.0 b
50 - 89	0.0 c	11.3 c	44.5 a	44.2 a	22.1 a	11.1 a	100.0 a	0.0 c
90 or more	0.0 c	14.6 c	32.0 a	53.4 a	35.6 a	25.0 a	96.5 a	3.5 a
Other BC	0.0 a	25.6 a	48.8 a	25.6 a	18.6 a	9.3 a	86.0 a	0.0 a
10 - 49	0.0 a	13.8 a	58.6 a	27.6 a	20.7 a	6.9 a	79.3 a	0.0 a
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0 a	37.5 a	37.5 a	25.0 a	0.0 a	25.0 a	100.0 a	0.0 a
British Columbia	0.0 b	12.8 a	38.1 a	49.1 a	28.4 a	19.0 a	91.8 a	3.0 a
10 - 49	0.0 b	12.8 a	37.5 a	49.7 a	17.6 a	9.7 a	81.7 a	0.0 b
50 - 89	0.0 b	12.8 a	45.2 a	42.0 a	25.4 a	11.5 c	95.8 a	0.0 b
90 or more	0.0 b	12.9 a	34.9 a	52.2 a	40.2 a	31.7 a	99.2 a	7.5 a

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

² Registered Nurse on site means a RN, not a RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities¹
by Structure Size
British Columbia

Centre	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	43.1 a	4.9 a	18.1 a	27.4 a	57.1 a	73.8 a
10 - 49	18.4 a	0.0 b	7.4 a	3.7 a	22.1 a	37.3 a
50 - 89	33.3 a	0.0 b	6.6 a	20.1 d	53.5 a	73.6 a
90 or more	58.0 a	9.3 a	28.1 a	40.8 a	73.5 a	89.2 a
Fraser East	50.0 a	5.0 a	5.0 a	25.0 a	45.0 a	70.0 a
10 - 49	28.6 a	0.0 a	14.3 a	14.3 a	14.3 a	28.6 a
50 - 89	**	**	**	**	**	**
90 or more	44.4 a	11.1 a	0.0 a	33.3 a	55.6 a	88.9 a
Fraser North	30.8 a	7.7 a	15.4 a	19.2 a	57.7 a	65.4 a
10 - 49	14.3 a	0.0 a	0.0 a	0.0 a	42.9 a	42.9 a
50 - 89	0.0 a	0.0 a	0.0 a	33.3 a	50.0 a	66.7 a
90 or more	53.8 a	15.4 a	30.8 a	23.1 a	69.2 a	76.9 a
Fraser South	50.2 a	5.7 a	20.3 a	35.6 a	67.6 a	91.4 a
10 - 49	++	++	++	++	++	60.9 a
50 - 89	++	++	++	++	++	100.0 a
90 or more	52.8 a	8.5 a	30.2 a	48.1 a	78.3 a	95.8 a
Vancouver Coastal	41.5 a	2.4 a	24.4 a	26.8 a	53.7 a	65.9 a
10 - 49	0.0 a	0.0 a	12.5 a	0.0 a	0.0 a	25.0 a
50 - 89	21.4 a	0.0 a	14.3 a	14.3 a	50.0 a	57.1 a
90 or more	73.7 a	5.3 a	36.8 a	47.4 a	78.9 a	89.5 a
Vancouver Island/ Central Coast	34.9 a	2.4 a	13.3 a	15.7 a	48.2 a	79.5 a
10 - 49	14.7 a	0.0 a	2.9 a	0.0 a	17.6 a	67.6 a
50 - 89	29.4 a	0.0 a	5.9 a	11.8 a	52.9 a	82.4 a
90 or more	59.4 a	6.3 a	28.1 a	34.4 a	78.1 a	90.6 a
Metro Victoria & Gulf Islands	37.8 a	2.2 a	13.3 a	15.6 a	51.1 a	80.0 a
10 - 49	25.0 a	0.0 a	0.0 a	0.0 a	12.5 a	62.5 a
50 - 89	16.7 a	0.0 a	8.3 a	16.7 a	66.7 a	83.3 a
90 or more	64.7 a	5.9 a	29.4 a	29.4 a	76.5 a	94.1 a
Central Vancouver Island	33.3 a	3.3 a	10.0 a	16.7 a	46.7 a	76.7 a
10 - 49	7.1 a	0.0 a	0.0 a	0.0 a	21.4 a	71.4 a
50 - 89	75.0 a	0.0 a	0.0 a	0.0 a	25.0 a	75.0 a
90 or more	50.0 a	8.3 a	25.0 a	41.7 a	83.3 a	83.3 a
Courtenay/ North Island/ Central Coast	25.0 a	0.0 a	25.0 a	12.5 a	37.5 a	87.5 a
10 - 49	0.0 a	0.0 a	25.0 a	0.0 a	25.0 a	75.0 a
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	32.3 a	3.8 b	14.8 a	16.1 a	39.6 a	65.4 a
10 - 49	14.3 a	0.0 b	5.8 c	0.0 b	11.4 c	48.6 a
50 - 89	39.2 a	5.5 a	22.1 a	11.1 a	50.2 a	72.1 a
90 or more	50.2 a	7.3 c	21.5 d	39.3 a	67.7 a	82.0 a
Other BC	25.6 a	0.0 a	16.3 a	2.3 a	44.2 a	37.2 a
10 - 49	3.4 a	0.0 a	0.0 a	0.0 a	17.2 a	41.4 a
50 - 89	**	**	**	**	**	**
90 or more	62.5 a	0.0 a	50.0 a	0.0 a	100.0 a	37.5 a
British Columbia	36.1 a	3.4 a	15.8 a	18.4 a	48.8 a	68.4 a
10 - 49	12.8 a	0.0 b	4.0 a	0.8 a	16.8 a	49.6 a
50 - 89	38.1 a	1.4 a	14.0 a	15.6 a	56.4 a	70.5 a
90 or more	56.9 a	7.6 a	28.0 a	36.5 a	75.0 a	84.9 a

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent (\$) of Independent Living Spaces¹ by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2,178 a	2,983 a	3,757 a	2,888 a
Fraser East	1,867 a	2,165 a	2,859 a	2,238 a
Abbotsford/Mission	**	2,114 a	2,953 a	2,308 a
Chilliwack/Hope/Agassiz	1,640 a	2,272 a	2,750 a	2,149 a
Fraser North	1,759 a	2,718 a	3,707 a	2,569 a
Burnaby	1,597 a	2,518 a	**	2,220 a
Coq/Pt Coq/Pt Moody	1,669 a	3,019 a	3,764 a	2,908 a
Maple Ridge/Pitt Meadows	**	2,300 a	**	2,372 a
New Westminster	**	**	**	**
Fraser South	2,226 a	2,886 a	3,608 a	2,844 a
Langley	2,532 a	2,707 a	3,419 a	2,781 a
Surrey/Delta	1,911 a	2,805 a	3,441 a	2,568 a
White Rock/S. Surrey	2,743 a	3,095 a	4,000 a	3,150 a
Vancouver Coastal	2,585 a	3,771 a	5,098 a	3,576 a
Vancouver	2,375 a	4,072 a	5,630 a	3,597 a
Richmond	**	**	**	**
North/West Vancouver	**	4,365 a	5,335 a	4,591 a
Coastal Vancouver	**	**	**	**
Vancouver Island/ Central Coast	2,029 a	2,873 a	3,888 a	2,839 a
Metro Victoria & Gulf Islands	2,184 a	3,058 a	4,184 a	3,038 a
Saanich, Peninsula & Gulf Islands	2,611 a	3,246 a	4,395 a	3,329 a
Victoria / Esq. /Oak Bay / V. Royal	1,944 a	3,045 a	4,157 a	2,918 a
West Shore	**	**	**	**
Central Vancouver Island	1,685 a	2,553 a	3,530 a	2,498 a
Duncan/Cowichan	**	2,396 a	**	2,225 a
Parksville/Qualicum	**	**	**	**
Port Alberni	**	**	-	**
Nanaimo	1,722 a	2,548 a	3,720 a	2,557 a
Courtenay/ North Island/ Central Coast	2,279 a	**	**	2,741 a
Okanagan/ Thompson/ Shuswap	1,683 a	2,242 a	3,144 a	2,217 a
Central Okanagan	1,754 a	2,326 a	3,492 a	2,375 a
North Okanagan	1,511 a	2,268 a	3,052 a	1,945 a
South Okanagan	1,695 a	1,961 a	2,815 a	2,038 a
Thompson/ Shuswap	1,841 a	2,364 a	2,907 a	2,281 a
Other BC	1,657 a	2,111 a	2,604 a	2,108 a
British Columbia	1,991 a	2,735 a	3,562 a	2,672 a

¹ Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

OI Average Rent (\$) of Independent Living Spaces¹
by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	2,942 a	2,312 a	3,035 a	2,888 a
Bachelor	2,114 a	1,909 a	2,349 a	2,178 a
One Bedroom	3,429 a	2,367 a	3,050 a	2,983 a
Two Bedroom	4,540 a	3,337 a	3,703 a	3,757 a
Vancouver Island/ Central Coast	2,799 a	2,829 a	2,864 a	2,839 a
Bachelor	1,828 a	2,254 a	2,032 a	2,029 a
One Bedroom	3,087 a	2,897 a	2,782 a	2,873 a
Two Bedroom	4,070 a	3,537 a	4,033 a	3,888 a
Okanagan/ Thompson/ Shuswap	1,556 a	2,338 a	2,289 a	2,217 a
Bachelor	1,268 a	1,862 a	1,794 a	1,683 a
One Bedroom	1,829 a	2,302 a	2,271 a	2,242 a
Two Bedroom	**	3,077 a	3,206 a	3,144 a
Other BC	**	**	2,129 a	2,108 a
Bachelor	**	**	1,711 a	1,657 a
One Bedroom	—	**	2,115 a	2,111 a
Two Bedroom	—	—	2,604 a	2,604 a
British Columbia	2,682 a	2,478 a	2,732 a	2,672 a
Bachelor	1,867 a	2,002 a	2,075 a	1,991 a
One Bedroom	3,100 a	2,504 a	2,719 a	2,735 a
Two Bedroom	4,184 a	3,309 a	3,549 a	3,562 a

¹ Nationally these are referred to as Standard Spaces.

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

**O2 Universe, Vacancy Rates (%) and Average Rents (\$)
for Non-Urban Centres less than 50,000 population
British Columbia**

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces ¹					2,705
Other					3,503
Total	420	1,895	2,047	1,846	6,208
Universe of Spaces					
Bachelor					2,998
One-Bedroom					2,826
Two-Bedroom					384
Total	420	1,895	2,047	1,846	6,208
Total Vacancy Rate					
Bachelor					4.5 a
One-Bedroom					9.2 a
Two-Bedroom					6.5 a
Total	15.7 a	1.8 a	12.3 a	3.7 a	6.8 a
Independent Living ¹ Vacancy Rate					
Bachelor					15.5 a
One-Bedroom					14.4 a
Two-Bedroom					6.9 a
Total	39.0 a	3.1 a	19.4 a	9.1 a	13.6 a
Independent Living ¹ Spaces Rent					
Bachelor					1,704 a
One-Bedroom					2,145 a
Two-Bedroom					2,824 a
Total	1,944 a	2,518 a	1,995 a	2,062 a	2,142 a

¹ Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.1 Universe of Total Spaces¹
by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	18,160	6,283	801	25,244
Fraser East	1,985	929	207	3,121
Fraser North	3,748	1,366	127	5,241
Fraser South	4,602	2,055	291	6,948
Vancouver Coastal	7,825	1,933	176	9,934
Vancouver Island/ Central Coast	7,347	3,549	502	11,398
Okanagan/ Thompson/ Shuswap	5,208	2,985	482	8,675
Central Okanagan	1,680	1,238	182	3,100
North Okanagan	933	332	91	1,356
South Okanagan	1,275	711	119	2,105
Thompson/ Shuswap	1,320	704	90	2,114
Other BC	2,741	1,006	140	3,887
British Columbia	33,456	13,823	1,925	49,204

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.2 Vacancy Rates (%) of Total Spaces¹**by Unit Type****British Columbia**

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2.5 a	9.7 a	12.0 a	4.6 a
Fraser East	3.6 a	8.8 a	20.8 a	6.3 a
Fraser North	3.2 a	12.1 a	9.4 a	5.6 a
Fraser South	3.3 a	8.2 a	4.1 a	4.8 a
Vancouver Coastal	1.4 a	9.9 a	16.5 a	3.3 a
Vancouver Island/ Central Coast	2.2 a	9.0 a	10.2 a	4.6 a
Metro Victoria & Gulf Islands	2.5 a	8.8 a	11.1 a	5.1 a
Central Vancouver Island	2.2 a	11.6 a	11.6 a	5.3 a
Courtenay/ North Island/ Central Coast	0.6 a	1.0 a	1.8 a	0.7 a
Okanagan/ Thompson/ Shuswap	3.6 a	8.3 a	9.5 a	5.6 a
Central Okanagan	2.5 a	5.7 a	12.1 a	4.4 a
North Okanagan	2.8 a	0.9 a	2.2 a	2.3 a
South Okanagan	5.0 a	14.8 a	7.6 a	8.5 a
Thompson/ Shuswap	4.1 a	9.9 a	14.4 a	6.5 a
Other BC	0.7 a	6.6 a	0.0 a	2.2 a
British Columbia	2.4 a	9.0 a	10.0 a	4.6 a

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.3 Universe of Total Spaces¹
by Size of Residence
British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	37	1,055	79	5,767	116	18,422	99
Fraser East	10	287	15	1,137	9	1,697	76
Fraser North	7	192	15	1,046	25	4,003	100
Fraser South	9	230	16	1,202	35	5,516	117
Vancouver Coastal	11	346	33	2,382	47	7,206	100
Vancouver Island/ Central Coast	61	1,283	38	2,654	48	7,461	62
Metro Victoria & Gulf Islands	25	612	22	1,493	27	4,172	68
Central Vancouver Island	25	506	11	791	15	2,471	56
Courtenay/ North Island/ Central Coast	11	165	5	370	6	818	47
Okanagan/ Thompson/ Shuswap	49	960	35	2,586	36	5,129	66
Central Okanagan	9	115	6	431	17	2,554	103
North Okanagan	9	225	7	538	5	593	66
South Okanagan	11	212	12	863	7	1,030	70
Thompson/ Shuswap	20	408	10	754	7	952	44
Other BC	45	958	21	1,514	10	1,415	36
British Columbia	192	4,256	173	12,521	210	32,427	75

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.4 Vacancy Rate (%) and Universe of Total Spaces¹
by Date Residence Opened
British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	3.7 a	16,156	6.2 a	9,088	4.6 a	25,244
Fraser East	4.7 a	2,199	10.0 a	922	6.3 a	3,121
Fraser North	4.4 a	3,588	8.4 a	1,653	5.6 a	5,241
Fraser South	5.6 a	3,522	3.9 a	3,426	4.8 a	6,948
Vancouver Coastal	1.9 a	6,847	6.3 a	3,087	3.3 a	9,934
Vancouver Island/ Central Coast	4.2 a	6,253	5.1 a	5,145	4.6 a	11,398
Metro Victoria & Gulf Islands	4.1 a	4,156	6.9 a	2,121	5.1 a	6,277
Central Vancouver Island	6.4 a	1,455	4.6 a	2,313	5.3 a	3,768
Courtenay/ North Island/ Central Coast	0.0 a	642	1.4 a	711	0.7 a	1,353
Okanagan/ Thompson/ Shuswap	3.8 a	4,372	7.3 a	4,303	5.6 a	8,675
Central Okanagan	4.4 a	2,111	4.2 a	989	4.4 a	3,100
North Okanagan	2.8 a	795	1.6 a	561	2.3 a	1,356
South Okanagan	4.3 a	867	11.4 a	1,238	8.5 a	2,105
Thompson/ Shuswap	2.5 a	795	8.1 a	561	6.5 a	1,356
Other BC	1.2 a	1,601	2.9 a	2,286	2.2 a	3,887
British Columbia	3.7 a	28,382	5.8 a	20,822	4.6 a	49,204

¹Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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** Suppressed to protect confidentiality ++ Not statistically reliable - No units exist in universe for this category

**O4 Assisted Living¹ Unit Counts
by Unit Type
British Columbia**

Centre	Business Type	Funded	Private Pay	Total Assisted Living ¹
Lower Mainland	Non-Profit	1,508 a	360 a	1,868 a
	Profit	695 b	686 b	1,381 a
Fraser East	Non-Profit	184 a	34 a	218 a
	Profit	131 a	110 a	241 a
Fraser North	Non-Profit	254 a	21 a	275 a
	Profit	146 a	142 a	288 a
Fraser South	Non-Profit	340 c	106 a	446 c
	Profit	270 d	222 d	492 c
Vancouver Coastal	Non-Profit	730 a	199 a	929 a
	Profit	148 a	212 a	360 a
Vancouver Island/ Central Coast	Non-Profit	706 a	94 a	800 a
	Profit	329 a	377 a	706 a
Metro Victoria & Gulf Islands	Non-Profit	377 a	42 a	419 a
	Profit	127 a	132 a	259 a
Central Vancouver Island	Non-Profit	175 a	52 a	227 a
	Profit	167 a	199 a	366 a
Courtenay/ North Island/ Central Coast	Non-Profit	154 a	0	154 a
	Profit	35 a	46 a	81 a
Okanagan/ Thompson/ Shuswap	Non-Profit	469 b	17 a	486 b
	Profit	243 b	745 a	987 a
Central Okanagan	Non-Profit	++	0	++
	Profit	++	++	155 d
North Okanagan	Non-Profit	59 a	16 a	75 a
	Profit	73 a	40 a	113 a
South Okanagan	Non-Profit	95 a	1 a	96 a
	Profit	84 a	243 a	327 a
Thompson/ Shuswap	Non-Profit	175 a	0	175 a
	Profit	43 a	349 a	392 a
Other BC	Non-Profit	222 a	27 a	249 a
	Profit	205 a	158 a	363 a
British Columbia	Non-Profit	2,905 a	498 a	3,403 a
	Profit	1,472 a	1,966 a	3,438 a

¹ Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

O5 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care British Columbia		
Centre	2011	2012
Lower Mainland		
Total number of residents	11,807 a	12,431 a
Number of residents living alone	10,651 a	11,237 a
Total number of couples	578 a	597 a
Number of residents needing heavy care	3,235 a	3,479 a
Average age of residents	84 a	84 a
Total of all residents in heavy care units ¹	—	15,735 a
Vancouver Island/ Central Coast		
Total number of residents	6,823 a	6,948 a
Number of residents living alone	6,035 a	6,194 a
Total number of couples	394 a	377 a
Number of residents needing heavy care	1,890 a	1,834 a
Average age of residents	83 a	83 a
Total of all residents in heavy care units ¹	—	6,132 a
Okanagan/ Thompson/ Shuswap		
Total number of residents	5,834 a	5,834 a
Number of residents living alone	5,038 a	5,062 a
Total number of couples	398 a	386 a
Number of residents needing heavy care	1,269 a	1,203 a
Average age of residents	82 a	84 a
Total of all residents in heavy care units ¹	—	3,948 a
Other BC		
Total number of residents	1,786 a	2,151 a
Number of residents living alone	1,602 a	2,055 a
Total number of couples	92 a	48 a
Number of residents needing heavy care	505 a	612 a
Average age of residents	82 a	82 a
Total of all residents in heavy care units ¹	—	2,310 a
British Columbia		
Total number of residents	26,250 a	27,365 a
Number of residents living alone	23,326 a	24,548 a
Total number of couples	1,462 a	1,408 a
Number of residents needing heavy care	6,899 a	7,128 a
Average age of residents	83 a	84 a
Total of all residents in heavy care units ¹	—	28,125 a

¹ Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2012 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2011
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality

All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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